



Coniston Road, Fulwood, Preston

£950

Ben Rose Estate Agents are delighted to bring to the rental market this two bedroom, semi-detached bungalow on a much sought after estate in Fulwood. The property is ideally placed near to the hospital and a short drive from Preston City Centre, and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station, bus routes to Preston and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of rooms can be found. To the front of the home lies the family bathroom comprising of a stand in shower. Moving through you'll find the lounge. This room is of a good size and benefits from two windows for ample light. There is a fireplace and access to the kitchen here.

The kitchen provides ample worktops and room for freestanding appliances and gives way to the conservatory located at the rear of the home.

Versatile in use this space can be used as a n additional sitting room or dining area in the warmer months.

Lastly you'll find two double bedrooms, both benefitting from some built in storage storage space.

Externally to the front of the property, is a walled front yard and a driveway for multiple cars. To the rear is a generously sized garden that is well maintained throughout and features a laid lawn and patio area with tall wooden fencing that surrounds the garden for added seclusion.














We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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